

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

15-70

ORLEANS

EAS.709

Town/City: Town of Eastham

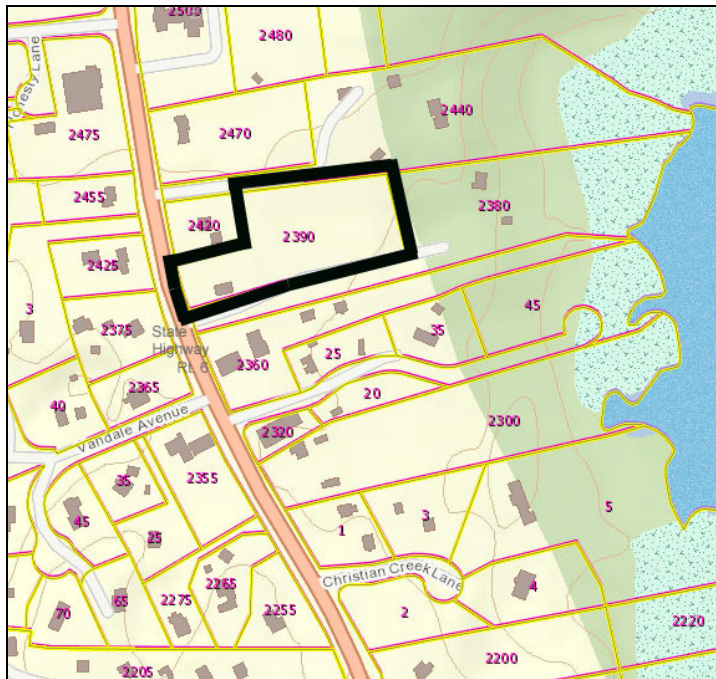
Place: (*neighborhood or village*): Eastham Center

Photograph



View from southwest.

Locus Map (north at top)



Address: 2390 State Highway

Historic Name: Ocean View Garage

Uses: Present: store

Original: gas station & garage

Date of Construction: ca. 1929

Source: tax records, directories

Style/Form: ranch

Architect/Builder: unknown

Exterior Material:

Foundation: concrete slab

Wall/Trim: wood shingle, brick & concrete block

Roof: asphalt shingles

Outbuildings/Secondary Structures: shed

Major Alterations (*with dates*): none

Condition: fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 2.25 acres

Setting: The subject property is located on the east side of State Highway/Rt. 6 a little north of Christian Creek Ln. and Vandale Ave. It lies within a node of commercial development, with two gas stations, shops and a post office. The adjoining flag lot on the east has frontage on Salt Pond Bay and contains a single family residence.

Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The subject property contains a partially concrete block building constructed as one of the early automobile service stations. The five-bay right (south) facade has two large openings that originally were vehicular bays, later infilled with multi-paned windows. A door is to the left of those bays and the other two bays are defined by two intact eight-over-twelve double-hung wood windows that have authentic wood blinds. A front wood frame section, which is clad with weathered wood shingles, may have been original and served as an office where there was less of a fire hazard. But it also could have been a later addition. No building permits are on file that would clarify this. The building currently has a 22-by-40 footprint, which is reduced from what it was previously (see the three plat maps below). It has a front gable roof with wide overhanging eaves and exposed rafter ends. The three-bay front facade has a center entrance flanked by a six-over-nine wood window to its left and a large multi-paned display window to its right.

In 1996 a building permit for a fence was issued, which may be the white-painted wood rail fence in front of the building that separates the parking area from the building or a wood privacy fence that screens a storage yard to the left of the building. The parking area and wide driveway off State Highway are both unimproved. A shed was granted a building permit in 2012, but evidently has not yet been constructed.¹ There is no appreciable vegetation—only a little grass and seasonal plantings beside the building.

HISTORICAL NARRATIVE

In 1929, the commercial building at 2390 State Highway was the Ocean View Garage, an automobile repair facility run by Herman Alexander Dill (1903-53). It occupies land that was once an undivided part of the farm of Dill's father George T. Dill (1864-1930), who in 1889 bought the former Timothy Mayo homestead just south on State Highway. In 1890 the elder Dill married Lillie F. Moore, the daughter of Winslow Adams and Margaret Moore. Winslow Moore was married to Mehitable Dill and was George Dill's cousin; Lillie Moore was his first cousin once removed.²

Tax records for 1902 show George T. Dill with a house, a barn and shed, a grain house, numerous hen houses (he had 457 fowl at the time), a mill, and twenty-three acres of land in various parcels. He and his wife Lillie had five children—Edna (born in 1891), Ruth (born in 1893), Maynard (born in 1896), Herman Alexander (born in 1903), and Margaret (born in 1909). The 1920 census shows George T. Dill as a poultry farmer and his son Herman as a farm laborer, and 1926 tax records show him with a house, a barn and shed, poultry houses, a pig house, a grain house, a water system, and twenty-five acres of land.

Dill's son Herman is shown without real property in both the 1926 and 1931 tax commitment books, but the 1929 directory lists him as a proprietor of Ocean View Garage on King's Highway. George T. Dill died in 1930, and in May 1931 his mother deeded him an apparently undeveloped half-acre parcel and a .4-acre lot "together with the cellar now being built thereon and all other improvements thereon. The same is to be held as a homestead."³ Tax records for 1937 show Herman Dill with a house, a garage, and a one-acre homestead and his widowed mother Lillie Moore Dill with a house, a barn and shed, and only a pig house; the poultry houses were not counted among her holdings.

Herman A. Dill is shown in the 1940 census as a garage proprietor with \$2500 in real property. He had by then married Bertha May Stone (1899-1984), and his household then also included their son Albert Thomas, born in 1931, and daughter Constance, born in 1933.

In August 1946 Lillie Dill deeded a 5.9-acre tract to Herman Dill's wife Bertha, a parcel that extended from State Highway on the west to Christian Creek on the east and then included two buildings, the more southerly of them the subject property and the other being 2420 State Highway. On the same day Bertha Dill transferred back to Lillie Dill the two parcels Lillie had deeded to her son in 1931; these two parcels abutted State Highway and, judging from registered land plans, were part of the 5.9 acres.⁴ Tax records for 1947 show Bertha Dill as owner of 5.8 acres, a house valued at \$4000, a garage valued at \$700, and two gas pumps valued at \$400; by 1954 the same records show her as owner of these buildings and the gas pumps as well as a barn, a boathouse, and a "Quonset hut."

In 1953 Lillie Dill transferred those two parcels back to her son and his wife.⁵ In 1959 the Dills subdivided the 5.9-acre parcel in two, creating at 3.74-acre parcel bordering Christian Creek and accessible with a panhandle access to State Highway and a

¹ Town of Eastham records, building permits dated March 15, 1996 (fence & double sided sign) and April 26, 2012 (shed).

² *Barnstable Patriot*, 26 March 1889, documents Dill's purchase of the former Mayo home. An earlier *Patriot* article, 20 May 1884, noted that Dill "will make his home with his uncle, Mr. Winslow Moore, when he is in town," but Moore was his cousin; Moore's mother Mehitable Dill was nineteen years old than her brother, Dill's father Captain Eldad Dill (1827-84). See Eastham, Wellfleet and Beyond web site, capecodhistory.us/genealogy/family/f523.html#f13046.

³ Lillie F. Dill to Herman A. Dill, 23 May 1931, Barnstable County Registry of Deeds (hereafter cited as BCD) 481:436, 482:27.

⁴ Lillie F. Dill to Bertha M. Dill, 7 August 1946, BCD 653:497; Bertha M. Dill to Lillie F. Dill, 7 August 1946, BCD 653:496.

⁵ Lillie F. Dill to Herman A. and Bertha M. Dill, 5 February 1953, Barnstable County Land Court (hereafter cited as BCLC) Certificate of Title 14898.

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2.77-acre tract that included 2390 and 2420 State Highway. In 1965 Bertha Dill subdivided this State Highway parcel by creating a .52-acre lot with 2420 State Highway and a 2.25-acre lot with 2390 State Highway.⁶

In August 1965 Bertha M. Dill transferred title to the 2390 State Highway parcel to her son A. Thomas Dill. By 1990 he had married and divorced and in October that year transferred the subject property to his former wife, Ginger Dill, who is the current owner of the property.⁷

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MAPS

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SUPPLEMENTARY IMAGES

⁶ See "Plan of Land in Eastham," July 1946, BCLC Plan 20440A; "Subdivision Plan of Land in Eastham," March 1959, BCLC Plan 20440B; and "Subdivision Plan of Land in Eastham," June 1965, BCLC 20440C.

⁷ Bertha M. Dill to A. Thomas Dill, 9 August 1965, BCLC Certificate 35692; A. Thomas Dill to Ginger Dill, 23 October 1990, BCLC Certificate 12180 (Document 516709-1).

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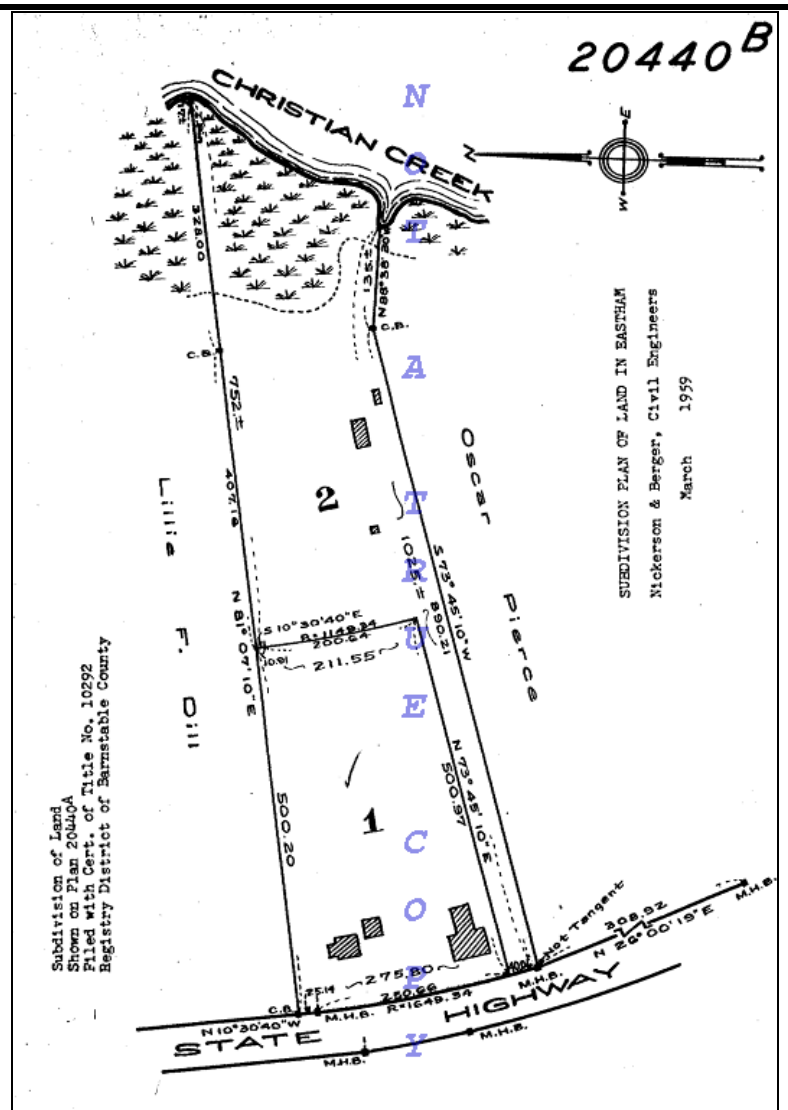
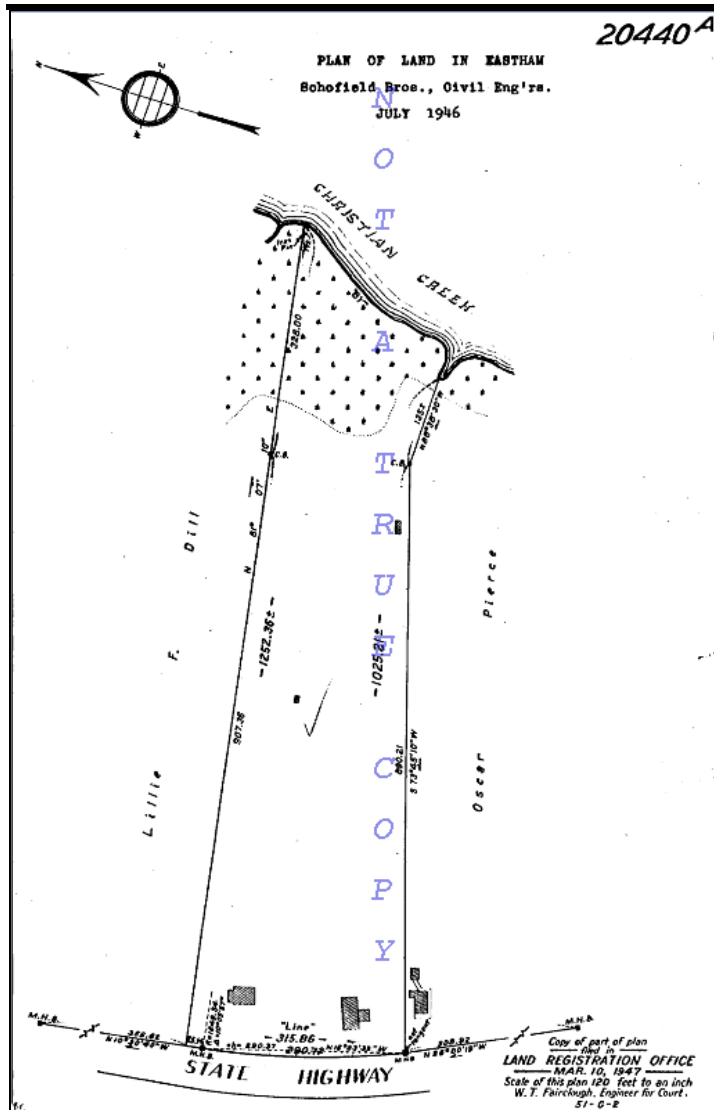
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LEFT: Land Court Plan 20440A, dated July 1946, depicts the 5.9-acre tract; 2390 State Highway is the middle building shown fronting State Highway. RIGHT: Land Court subdivision plan of 1959, 20440B, shows 2390 State Highway at right on Lot 1.

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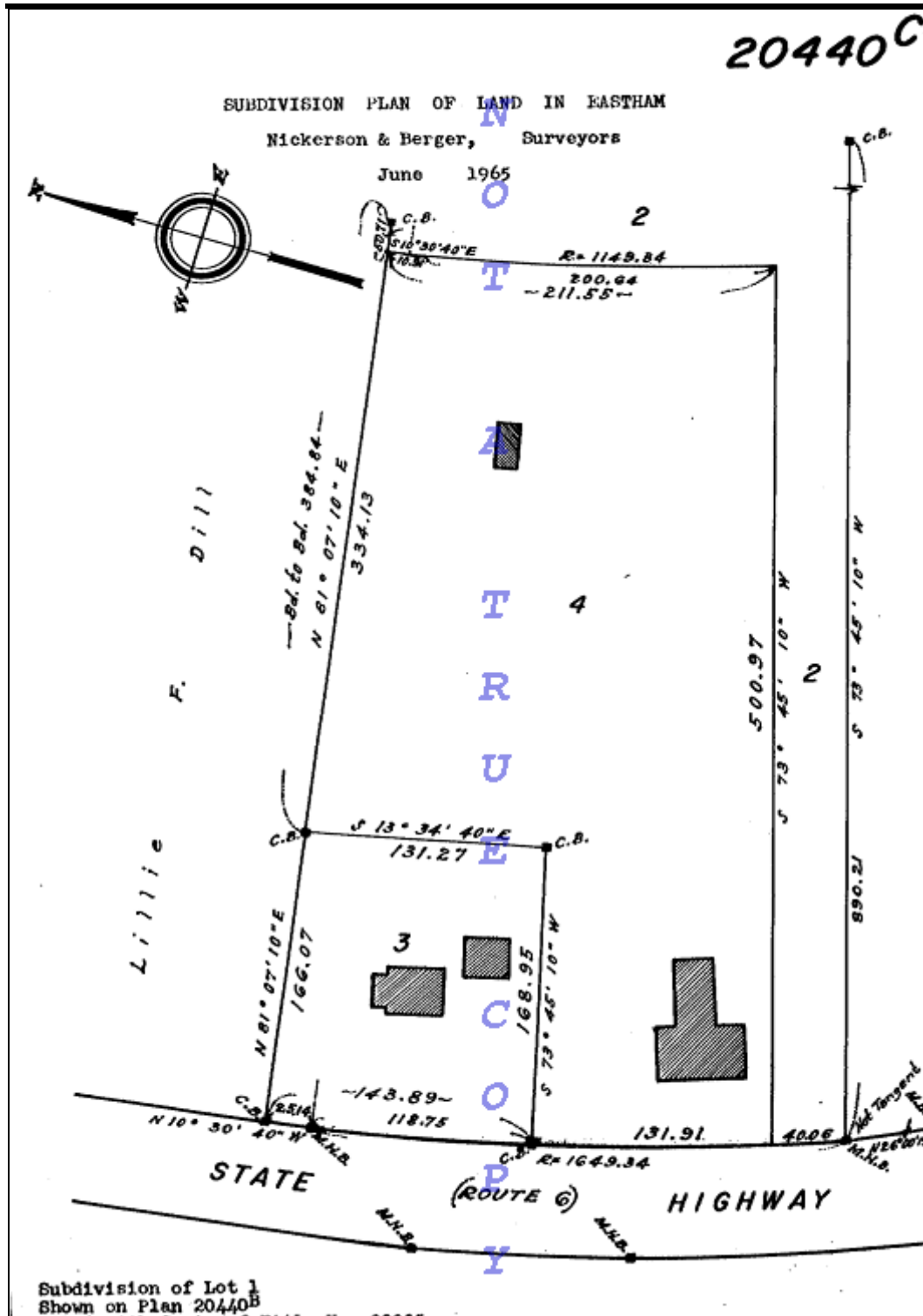
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The 1965 Land Court subdivision plan shows 2390 State Highway as the building abutting State Highway on Lot 4 and the flag lot, Lot 2 that is a single family residential property.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)

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View from southeast.



View from northwest.



View from northeast.